

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, JULY 17, 2003**

PRESENT: Walter L. Alcorn, Commissioner At-Large
John R. Byers, Mount Vernon District
Frank A. de la Fe, Hunter Mill District
Joan M. DuBois, Dranesville District
Janet R. Hall, Mason District
Suzanne F. Harsel, Braddock District
John B. Kelso, Lee District
Ronald W. Koch, Sully District
Linda Q. Smyth, Providence District
Laurie Frost Wilson, Commissioner At-Large

ABSENT: Ilryong Moon, Commissioner At-Large
Peter F. Murphy, Jr., Springfield District

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The meeting was called to order at 8:15 p.m. by Vice Chairman John R. Byers, in the Board Auditorium of the Fairfax County Government Center at 12000 Government Center Parkway, Fairfax, Virginia 22035.

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COMMISSION MATTERS

Commissioner DuBois MOVED THAT THE PUBLIC HEARING ON SEA 78-D-098-3 AND PCA 83-D-050, MCLEAN BIBLE CHURCH TRUSTEES, BE DEFERRED TO A DATE CERTAIN OF JULY 24, 2003.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Moon and Murphy absent from the meeting.

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Commissioner Koch MOVED THAT THE DECISION ONLY ON RZ 2003-SU-005, KUSTOM KASTLES LLC, BE DEFERRED TO A DATE CERTAIN OF SEPTEMBER 10, 2003.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Moon and Murphy absent from the meeting.

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Commissioner Koch MOVED THAT THE PUBLIC HEARING ON SEA 93-Y-005-2, VAN, LLC, BE DEFERRED TO A DATE CERTAIN OF SEPTEMBER 10, 2003.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Moon and Murphy absent from the meeting.

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S03-II-F1 - OUT-OF-TURN PLAN AMENDMENT (Merrifield) (Decision Only)
(The public hearing on this application was held on May 29, 2003. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF AN ALTERNATIVE DATED JULY 17, 2003, FOR OUT-OF-TURN PLAN AMENDMENT S03-II-F1.

Commissioner de la Fe seconded the motion which carried by a vote of 6-0-2 with Commissioners DuBois and Hall abstaining; Commissioners Alcorn and Wilson not present for the vote; Commissioners Moon and Murphy absent from the meeting.

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SE 2003-PR-005 - RIGGS BANK N.A. (Decision Only)
(The public hearing on this application was held on July 10, 2003. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE 2003-PR-005, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED JULY 17, 2003.

Commissioner Kelso seconded the motion which carried by a vote of 8-0-2 with Commissioners Hall and Harsel abstaining; Commissioners Moon and Murphy absent from the meeting.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE LOT WIDTH REQUIREMENT FOR BOTH THE MILLER ROAD AND CHAIN BRIDGE ROAD FRONTAGES ON THE SITE.

Commissioner Kelso seconded the motion which carried by a vote of 8-0-2 with Commissioners Hall and Harsel abstaining; Commissioners Moon and Murphy absent from the meeting.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION TO THE TRANSITIONAL SCREENING REQUIREMENT ALONG A PORTION OF THE NORTHERN PROPERTY LINE WHERE IT ABUTS A PDH-4 DISTRICT TO PERMIT EXISTING VEGETATION AND SUPPLEMENTAL PLANTINGS AS SHOWN ON THE SE PLAT.

Commissioner Kelso seconded the motion which carried by a vote of 8-0-2 with Commissioners Hall and Harsel abstaining; Commissioners Moon and Murphy absent from the meeting.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE BARRIER REQUIREMENT ALONG A PORTION OF THE NORTHERN PROPERTY LINE WHERE IT ABUTS A PDH-4 DISTRICT.

Commissioner Kelso seconded the motion which carried by a vote of 8-0-2 with Commissioners Hall and Harsel abstaining; Commissioners Moon and Murphy absent from the meeting.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE TRAIL REQUIREMENT ALONG ROUTE 123 IN FAVOR OF THE EXISTING SIDEWALK.

Commissioner Kelso seconded the motion which carried by a vote of 8-0-2 with Commissioners Hall and Harsel abstaining; Commissioners Moon and Murphy absent from the meeting.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE SERVICE DRIVE REQUIREMENT ALONG ROUTE 123.

Commissioner Kelso seconded the motion which carried by a vote of 8-0-2 with Commissioners Hall and Harsel abstaining; Commissioners Moon and Murphy absent from the meeting.

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SEA 00-D-006 - OAKCREST SCHOOL (Decision Only)

(The public hearing on this application was held on July 10, 2003. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA 00-D-006, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JULY 17, 2003.

Commissioner Koch seconded the motion which carried by a vote of 7-0-3 with Commissioners Hall, Harsel, and Smyth abstaining; Commissioners Moon and Murphy absent from the meeting.

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FS-P03-12 - FAIRFAX COUNTY DEPARTMENT OF INFORMATION TECHNOLOGY - 1970 Chain Bridge Road (1751 Pinnacle Drive)

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT THE PUBLIC SAFETY COMMUNICATIONS FACILITY

PROPOSED BY FAIRFAX COUNTY DEPARTMENT OF INFORMATION TECHNOLOGY AT 1970 CHAIN BRIDGE ROAD, ALSO KNOWN AS 1751 PINNACLE DRIVE, IS IN CONFORMANCE WITH RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE *CODE OF VIRGINIA*.

Commissioner Koch seconded the motion which carried unanimously with Commissioners Moon and Murphy absent from the meeting.

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FS-D03-15 - MONTGOMERY COUNTY PUBLIC SAFETY DEPARTMENT - 8328
Georgetown Pike

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT THE TELECOMMUNICATIONS FACILITY PROPOSED BY THE MONTGOMERY COUNTY PUBLIC SAFETY DEPARTMENT, LOCATED AT 8328 GEORGETOWN PIKE, IS IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE *CODE OF VIRGINIA*.

Commissioner Alcorn seconded the motion which carried unanimously with Commissioners Moon and Murphy absent from the meeting.

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ORDER OF THE AGENDA

Secretary Harsel established the following order for the agenda items:

1. 2232-D03-7 - MONTGOMERY COUNTY PUBLIC SAFETY DEPARTMENT
2. PCA 2002-SU-028 - P-Q CENTREVILLE, LLC
SEA 2002-SU-033 - P-Q CENTREVILLE, LLC
3. FDPA 78-C-118-14 - GIANT OF MARYLAND, LLC
4. SE 2002-DR-026 - WASHINGTON METROPOLITAN AREA TRANSIT
AUTHORITY
2232-D02-19 - WASHINGTON METROPOLITAN AREA TRANSIT
AUTHORITY

This order was accepted without objection.

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2232-D03-7 - MONTGOMERY COUNTY PUBLIC SAFETY
DEPARTMENT - Appl. to construct a telecommunications facility at

Riverbend Park, located at 8818 Jeffery Rd., Great Falls. The proposed facility will consist of a 75-foot tall wood pole, on which four antennas and an equipment box will be mounted. Tax Map 8-2 ((1)) 1. DRANESVILLE DISTRICT. PUBLIC HEARING.

Mr. David Jillson, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended the Planning Commission find the proposed facility to be substantially in accord with the provisions of the adopted Comprehensive Plan.

Frank Stearns, Esquire, with Venable, Baetjer, and Howard, LLP, stated that the proposed facility would be used for public safety purposes only. He said this was one of six sites, three of which were in Virginia and three in Maryland. He said because there was an access road to the site, no trees would be lost. He explained that the area was not planned for park use and the facility would not impact any of the trails. He showed photos of the balloon test conducted on June 14 from different locations. He noted that the Potomac Conservancy supported the application, and he requested favorable consideration.

Mr. Stearns responded to questions from Commissioner Wilson about the equipment boxes and antennas.

Vice Chairman Byers called for speakers from the audience, but received no response. He noted that no rebuttal was necessary. There were no further comments or questions from the Commission and staff had no closing remarks, therefore, he closed the public hearing and recognized Commissioner DuBois for action on this item. (A verbatim excerpt is in the date file.)

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Commissioner DuBois MOVED THAT THE PLANNING COMMISSION DETERMINE, IN ACCORDANCE WITH *VIRGINIA CODE* SECTION 15.2-2232, AS AMENDED, THAT THE PROPOSAL BY THE MONTGOMERY COUNTY, MARYLAND PUBLIC SAFETY DEPARTMENT, AS AMENDED, TO CONSTRUCT A TELECOMMUNICATIONS FACILITY AT RIVERBEND PARK, LOCATED AT 8818 JEFFERY ROAD, GREAT FALLS, BE FOUND SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE ADOPTED COMPREHENSIVE PLAN.

Commissioner de la Fe seconded the motion which carried unanimously with Commissioners Moon and Murphy absent from the meeting.

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PCA 2002-SU-028 - P-Q CENTREVILLE, LLC - Appl. to
amend the proffers for RZ 2002-SU-028 previously approved
for a vehicle light service establishment and car wash to permit

site modifications with an overall Floor Area Ratio (FAR) of 0.15. Located on the S. side of Lee Hwy., approx. 700 ft. E. of its intersection with Old Centreville Rd. on approx. 1.85 ac. of land zoned C-8, HC, SC and WS. Comp. Plan Rec: Retail and other. Tax Map 54-4 ((1)) 105. (Concurrent with SEA 2002-SU-033.) SULLY DISTRICT.

SEA 2002-SU-033 - P-Q CENTREVILLE, LLC - Appl. under Sect. 4-804 of the Zoning Ordinance to amend SE 2002-SU-033 previously approved for a vehicle light service establishment and car wash to permit site modifications. Located at 13821 Lee Hwy. on approx. 1.85 ac. of land zoned C-8, HC, SC and WS. Tax Map 54-4 ((1)) 105. (Concurrent with PCA 2002-SU-028.) SULLY DISTRICT. JOINT PUBLIC HEARING.

Keith Martin, Esquire, with Walsh, Colucci, Stackhouse, Emrich, and Terpak, reaffirmed the affidavit dated July 9, 2003. There were no disclosures by Commission members.

Mr. Fran Burnszynski presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the applications.

In response to a question from Vice Chairman Byers, Mr. Burnszynski said that the rear portion of the subject property had been rezoned from R-1 to C-8 in January 2003.

Mr. Martin stated that when the proposed development was ready for site plan review, the applicant became aware of a newer and better carwash facility with an indoor drying tunnel instead of an outdoor canopy as originally proposed. He said the redesigned layout, which would provide a better internal and external circulation pattern, required approval of the Planning Commission and the Board of Supervisors. He noted that the applications had the support of the Western Fairfax County Citizens Association and staff, and he requested favorable consideration.

Vice Chairman Byers called for speakers from the audience, but received no response. He noted that no rebuttal was necessary. There were no comments or questions from the Commission and staff had no closing remarks, therefore, Vice Chairman Byers closed the public hearing and recognized Commissioner Koch for action on these applications. (A verbatim excerpt is in the date file.)

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Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA 2002-SU-028, SUBJECT TO THE PROFFERS CONSISTENT WITH THOSE DATED JUNE 18, 2003.

Commissioner Kelso seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioners Moon and Murphy absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA 2002-SU-033, SUBJECT TO THE APPROVAL OF PCA 2002-SU-028, AND THE DEVELOPMENT CONDITIONS, DATED JULY 2, 2003.

Commissioner Kelso seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioners Moon and Murphy absent from the meeting.

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FDPA 78-C-118-14 - GIANT OF MARYLAND, LLC - Appl. to amend the final development plan for RZ 78-C-118 previously approved for mixed use development to permit increase in gross floor area for the shopping center. Located in the N.E. quadrant of Franklin Farm Rd. and Stone Heather Dr. and W. side of Fairfax County Pkwy. on approx. 20.06 ac. of land zoned PDH-2 and WS. Tax Map 35-1 ((4)) (22) 1, 2A, 2B, 3, 4 and 5. SULLY DISTRICT. PUBLIC HEARING.

David Houston, Esquire, with Shaw Pittmann, LLP, reaffirmed the affidavit dated June 16, 2003. There were no disclosures by Commission members.

Kristen Shields, Zoning Evaluation Division (ZED), Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the application.

Responding to a question from Commissioner Wilson, Kristen Abrahamson, ZED, DPZ, said because the applicant did not own the shopping center and was only adding 3,000 square feet with no new lighting, staff felt it would be unfair to require the lighting of the entire center to be retrofitted.

Mr. Houston stated that Giant Food, the anchor tenant of the Franklin Farms Shopping Center, desired to lease adjacent space in order to modernize the store. Addressing the issue of outdoor lighting raised by Commissioner Wilson, he said compliance with the newly adopted Zoning Ordinance on outdoor lighting standards was not required because the subject application had been accepted prior to its adoption. He noted, however, that Development Condition Number 11 had been revised to require compliance with the new Ordinance when fixtures were replaced.

In response to a question from Commissioner Alcorn, Mr. Houston said no changes were being proposed to the traffic circulation pattern of the shopping center.

Vice Chairman Byers called for speakers from the audience, but received no response. He noted that no rebuttal was necessary. The Commission had no further questions or comments and staff had no closing remarks, therefore, Vice Chairman Byers closed the public hearing and recognized Commissioner Koch for action on this application. (A verbatim excerpt is in the date file.)

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Commissioner Koch MOVED THAT THE PLANNING COMMISSION APPROVE FDPA 78-C-118-14, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JULY 16, 2003.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Moon and Murphy absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION APPROVE THE MODIFICATIONS TO THE TRANSITIONAL SCREENING REQUIREMENTS TO PROVIDE A TEN FOOT WIDE LANDSCAPING STRIP WITH A SIX FOOT SOLID FENCE ALONG THE NORTHERN PROPERTY LINE.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Moon and Murphy absent from the meeting.

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SE 2002-DR-026 - WASHINGTON METROPOLITAN AREA
TRANSIT AUTHORITY - Appl. under Sect. 3-3004 and 9-612 of the Zoning Ordinance to permit WMATA facilities (parking garage) and waiver of open space requirement. Located at 7040 Haycock Rd. on approx. 13.10 ac. of land zoned R-30. Tax Map 40-3 ((1)) 84. (Concurrent with 2232-D02-19.) DRANESVILLE DISTRICT.

2232-D02-19 - WASHINGTON METROPOLITAN AREA
TRANSIT AUTHORITY - Appl. under Sects. 15.2-2204 and 15.2-2232 of the *Code of Virginia* to permit WMATA facilities (parking garage). Located at 7040 Haycock Rd. on approx. 13.10 ac. of land zoned R-30. Tax Map 40-3 ((1)) 84. (Concurrent with SE 2002-DR-026.) DRANESVILLE DISTRICT. JOINT PUBLIC HEARING.

Jack Donohue, Director, Major Capital Projects, Washington Metropolitan Area Transit Authority (WMATA), reaffirmed the affidavit dated June 26, 2003. There were no disclosures by Commission members.

Ms. Cathy Lewis, Zoning Evaluation Division, Department of Planning and Zoning (DPZ), presented the staff report on SE 2002-DR-026, a copy of which is in the date file. She noted that

staff recommended approval of application. Mr. David Jillson, Planning Division, DPZ, presented the staff report on 2232-D02-19, a copy of which is in the date file. He noted that staff recommended that the Planning Commission find the facility to be in substantial accord with the provisions of the Comprehensive Plan.

Responding to a question from Commissioner Kelso, Ms. Lewis explained how the proposed FAR had been calculated.

In response to a question from Commissioner Harsel, Ms. Lewis identified the locations of temporary replacement parking during construction.

Responding to a question from Vice Chairman Byers, Ms. Lewis said 360 spaces would be eliminated during construction and that 225-250 would be replaced. Vice Chairman Byers expressed concern that all of the lost spaces would not be replaced.

Mr. Donohue reviewed the background and project schedule of the parking garage, as shown in his handout, a copy of which is in the date file. He explained that WMATA had conducted a public hearing in July 2002 during which the following concerns had been raised: conformance of the proposed structure with the Comprehensive Plan; large truck access; and temporary parking during construction. He said the first two issues had been satisfactorily addressed, but that all of the spaces lost during construction could not be replaced. He noted that 26 locations had been investigated, but only two, one at Chestnut Street and Route 7 and the other in the City of Falls Church between Oak and Lee Streets, were available. He said WMATA was anxious to proceed with this project because the proposed garage would lessen the impact of spillover parking on the community, and also because a delay would be costly in terms of contractor claims, lost revenue, and surcharge funds.

Responding to a question from Commissioner Harsel, K. P. Heinemeyer, Assistant Director, Property Development Office, WMATA, explained how passengers would be transported from the temporary parking locations to the Metro.

In response to questions from Vice Chairman Byers, Mr. Heinemeyer identified some of the sites which had been considered but were unavailable for use as temporary parking lots, and said 125 spaces would be lost during the 14 month construction period.

Responding to a question from Commissioner Hall, Mr. Heinemeyer explained that plans to advise passengers of the additional parking locations would include distributing flyers and posting the information on Metro platforms.

In response to a question from Commissioner de la Fe, Mr. Heinemeyer said the projected need for 2,400 parking spaces by the year 2025 assumed that rail to Tysons Corners would be available.

Mr. Heinemeyer and Shiva Pant, Intergovernmental Relations Officer for the State of Virginia, responded to a question from Commissioner Harsel about bus service to Dulles Airport.

Vice Chairman Byers called the first listed speaker and recited rules for testimony before the Commission.

Donald Bracher, 7019 Haycock Road, Falls Church, made several suggestions for improving the transportation system in the County, as outlined in his remarks, a copy of which is in the date file.

Adrienne Whyte, 6704 West Falls Way, Falls Church, representing the McLean Citizens Association, expressed support for the proposed development, subject to the replacement of all spaces lost during construction. (A copy of her remarks is in the date file.)

Responding to a question from Commissioner Smyth, Ms. Lewis said revised Development Condition Number 5 addressed lighting of the parking garage.

Francesca Bravo, 2126 Grayson Place, Falls Church, said adequate measures must be put in place to mitigate traffic and pollution impacts on the quality of life of surrounding communities. (A copy of her remarks is in the date file.)

Ms. Lewis responded to questions from Commissioners DuBois and Harsel about height limitations of the proposed structure.

Ms. Bravo responded to a question from Commissioner DuBois about adding turn lanes at the intersection of Great Falls Street and Haycock Road. Commissioner DuBois suggested that Ms. Bravo contact Dranesville Supervisor Stuart Mendelsohn's office about traffic calming measures in this area. Commissioner DuBois also said that Mr. Mendelsohn's office was working with WMATA to increase bus service in the McLean area.

Todd Wigglesworth, Fairfax County Department of Transportation, commented that the parking garage at the Vienna Metro Station had not had a significant impact on the traffic in the area, and that adequate parking would reduce traffic in adjacent neighborhoods.

Daniel Feinberg, 6931 Haycock Road, Falls Church, representing the Ellison Heights-Mount Daniel Civic Association, said inadequate replacement parking would cause illegal parking on residential streets.

Steve Gladis, 7054 Haycock Road, Falls Church, Director, University of Virginia, Northern Virginia Center, expressed support for the proposed facility. He requested that the replacement parking lots be well lighted and that traffic signals be timed to ensure safe pedestrian crossing of Route 7.

In response to a question from Commissioner DuBois, Mr. Gladis said the lack of parking would require that some classes be held at other locations.

There were no further speakers; therefore, Vice Chairman Byers called upon Mr. Donohue and Mr. Heinemeyer for a rebuttal statement.

Mr. Donohue noted that the height restriction applied to the top of the parapet wall. Addressing the number of alternative parking locations, he said experience had shown that commuters would most likely investigate only one or two sites before giving up or parking legally or illegally on neighborhood streets. Mr. Heinemeyer assured the Commission that both of the replacement parking sites would be available by October 1, 2003, when construction on the garage would begin. He said both sites would comply with lighting codes and that adequate police coverage would be scheduled to ensure the safety of the lots.

Mr. Wigglesworth reiterated the fact that all options for temporary parking had been exhausted and that the availability of the lots would be well advertised.

Mr. Donohue responded to questions from Commissioners DuBois and Alcorn about construction vehicle parking.

There were no further comments or questions from the Commission and staff had no closing remarks, therefore, Vice Chairman Byers closed the public hearing and recognized Commissioner DuBois for action on these applications. (A verbatim excerpt is in the date file.)

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Commissioner DuBois MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON SEA 2002-DR-026 AND 2232-D02-19 TO A DATE CERTAIN OF JULY 30, 2003.

Commissioners Hall and de la Fe seconded the motion which carried unanimously with Commissioner Koch not present for the vote; Commissioners Moon and Murphy absent from the meeting

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The meeting was adjourned at 10:15 p.m.
Peter F. Murphy, Jr., Chairman
Suzanne F. Harsel, Secretary

CLOSING

July 17, 2003

Audio and video recordings of this meeting are available at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035.

Minutes by: Linda B. Rodeffer

Approved on: July 13, 2005

Linda B. Rodeffer, Clerk to the
Fairfax County Planning Commission